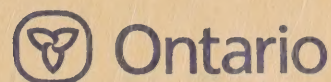


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Ontario



ONTARIO'S NEW

# Planning System

*Empowering Municipalities*

*Protecting the Environment*

*Streamlining the Planning Process*

Revised: December 1994









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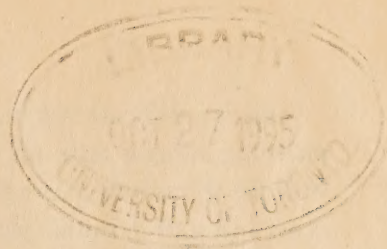
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## A Message from the Minister of Municipal Affairs



An efficient and effective system of land use planning is critical to the environmental, economic and social interests of the people of Ontario. But because planning must achieve a balance between these traditionally competing interests, the previous land use planning system evolved into a difficult, complex and complicated system that held back millions of dollars of viable and environmentally sound development projects.

Ontario has reformed this system, putting forward a fundamentally different vision of how the planning system should work, based on the extensive work of the Commission on Planning and Development Reform.

Some changes strengthen the local planning role, others strengthen environmental protection, others will open local government decision-making and others will streamline the planning approvals process. The planning reform legislation, The Planning and Municipal Statute Law Amendment Act 1994, was given Royal Assent on December 8, 1994. It will be proclaimed in stages early in 1995.

The new system is led by policy. The era of "let's make a deal" development decisions is over. The province will set policy through policy statements and may establish provincial plans under the Ontario Planning and Development Act. Municipalities and planning boards will set policy through their official plans consistent with the provincial policies and/or plans.

The following background paper covers key changes the government introduced. It discusses the reforms in terms of three different categories or topics: empowering municipalities, protecting the environment, and streamlining the planning process.

Decisions around appropriate land use in Ontario have often been controversial. These reforms do not eliminate those controversies. But what they do is provide a new planning landscape where decisions are driven by policy, rather than by reactions to development proposals.

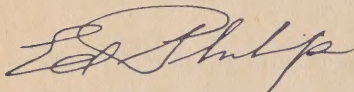
The larger objective of these reforms is to create a planning process that meets the needs of the community, the economy, and the environment. In the new system, planning decision-makers will take into account different visions and interests for the broader public good.



This is a difficult task but worthy of the struggle. Ultimately, the success of these planning reforms rests not only with the legislation and the policy statements, but with the thousands of people involved in the planning process. These include politicians and staff in municipal planning departments and committees, provincial civil servants, the development industry, environmentalists, community groups, land owners, the public, planning consultants and lawyers.

To make sure that all those who use the planning system have the information they need, the province is undertaking a major education and training strategy. This strategy will continue as the new system is being implemented. In the long-term the province will have a strong advisory role.

With this new framework now in place, and the good will and dedication of people involved in the planning system, there will be new and exciting advances in land use planning that will benefit everyone in Ontario.



Sincerely,  
Ed Philip

## Elements of Planning Reform

### Legislation

Changes to the Planning Act and new Regulations

A new Ontario Planning and Development Act

Changes to the Municipal Act and new Regulations

A new Local Government Disclosure of Interest Act and Regulations

Minor changes to other legislation

### Policy

Comprehensive Set of Policy Statements

Implementation Guidelines



## Empowering Municipalities

One of the main reasons why Ontario's previous planning process became so complex and time-consuming is that different levels of government had approval powers over plans and developments. This led to frustrating, endless delays and rising costs for developers.

The new legislation to reform the planning and development system in Ontario addresses this problem by giving municipalities greater local control over the development process. It is based on the belief that planning the development of Ontario's cities, towns and rural areas can best be accomplished by the people who live there.

## Roles and Responsibilities

The new legislation establishes specific roles and responsibilities for the province and for upper-tier and lower-tier municipalities, helping to eliminate inconsistencies and unnecessary duplication. Within the reformed framework, the provincial government sets policy, municipal governments make development decisions, and the Ontario Municipal Board adjudicates disputes.

### Provincial Role

In the previous planning process, with the exception of approvals for consents and development control tools for matters such as zoning and site plans, all planning authority rested with the province, unless delegated to municipalities. Under the new planning system, regional governments and cities outside regions are responsible for development approvals, and most regions are also responsible for approving the official plans of their local municipalities.

The new provincial role is to establish the policies that guide provincial and municipal planning. This will be done through a comprehensive set of policy statements, and may also include the adoption of area-specific policy statements or provincial plans that address broad inter-municipal planning issues.

The Ministry of Municipal Affairs will now coordinate land use interests across provincial ministries (Ministry of Natural Resources, Ministry of the Environment and Energy, Ministry of Tourism, Culture and Recreation, etc.) and approve all upper-tier municipal plans.

The provision that allowed Cabinet to review and change certain official plan and zoning decisions of the Ontario Municipal Board has been dropped. While provincial staff will continue to participate in OMB hearings, the decision by the board will be final. It is the position of the Province that such a provision is not consistent with municipal empowerment.



## **Municipal Role**

In the past, the Planning Act did not require municipalities to have an official plan. The new legislation requires that all regions, prescribed counties, separated municipalities, cities in Northern Ontario, and planning boards and municipal planning authorities prepare an Official Plan.

Once these plans are in place, municipalities will have the power to approve development without further approval by the provincial government. The Ministry of Municipal Affairs will assist plan development, wherever possible, and in recognition of the diversity of municipalities across Ontario, allow for adequate time to prepare plans that are consistent with provincial policies.

A new "purpose" section of the Planning Act specifically recognizes the decision making role of municipalities under the Act.

Specific municipal roles and responsibilities are provided under the Planning Act. The delegation of these roles and responsibilities will recognize the various municipal structures and capabilities across Ontario.

### ***Regions (outside Metropolitan Toronto)***

- must prepare an official plan;
- regions with a two-tier planning structure and the Region of Haldimand-Norfolk are assigned the power to approve official plans and plan amendments (if any) submitted by the local municipalities and may delegate this power to a committee of council or an appointed staff.
- approve subdivisions, condominiums and consents (may delegate this role to a committee of council, to an appointed staff or to the council of the lower tier).

### ***Metropolitan Toronto***

- The Municipality of Metropolitan Toronto must prepare an official plan.
- The province approves official plans and plan amendments of Metro Toronto and its lower-tier municipalities.

### ***Counties***

- must prepare an official plan within a scheduled timeframe where required by regulation;
- with an official plan approved under the new Act will be designated as the approval authority with the power to approve subdivision and condominium applications if they request it.
- may be delegated approval power for local official plans and amendments.



- lower tiers may be delegated the power to approve subdivisions/condominiums.

### ***Separated municipalities and cities in Northern Ontario***

- must prepare an official plan for provincial approval;
- approve subdivisions, condominiums and consents;
- administer development control tools (zoning, site plan, etc.).
- may pass by-laws on tree removal (if they have a population of 10,000 or more), and on site alterations.

### ***Local municipalities within regions and counties***

- may be delegated the power to approve subdivisions, condominiums and consents
- may prepare official plans
- may pass zoning by-laws
- may pass by-laws on tree removal (if they have a population of 10,000 or more), and on site alterations.

### ***Planning Boards in Northern Ontario***

- must prepare an official plan for provincial approval;
- may be delegated the authority to approve plans of subdivisions, condominiums and consents;
- have authority to zone land.

### ***Municipal Planning Authorities (MPA)***

This new provision in the legislation is in response to requests from municipalities which wish to form alternate planning arrangements. It enables the Minister of Municipal Affairs, on request of the affected municipalities, and in consultation with the affected county or counties, to form a municipal planning authority. Representation on the MPA would be based on the population and the municipalities within the MPA would be exempt from county planning levies.

A municipal planning authority:

- must prepare an official plan;
- may be delegated the power to approve subdivisions, condominiums and consents;
- may subdelegate the power to approve subdivisions, condominiums and consents to staff of the MPA or a committee of the MPA.



## Open Local Government

With greater responsibility and flexibility in planning delegated to local government, it is essential that local accountability also be strengthened.

A package of reforms called "Open Local Government" makes local government representatives more accountable, through legislative changes regarding conflict of interest, open meetings and disposal of property.

The Open Local Government reforms make the local decision-making process more transparent and local decision-makers more accountable, by:

- requiring that meetings be held in public and that councils put procedural by-laws in place to direct how they will conduct their business. Only a limited number of concerns, such as property acquisition, personnel matters and litigation, are acceptable for discussion without the public present, and any final decisions must be made in an open public meeting.
- requiring municipalities to maintain an inventory of their properties, declare when any lands are surplus to their needs, obtain an appraisal, and follow a procedural by-law for disposing of such surplus properties.
- restricting the acceptance of gifts and benefits, as well as the use of insider information.
- requiring local elected representatives to disclose limited and specific personal financial information under the Local Government Disclosure of Interest Act. Members need not reveal any values in their disclosure. The disclosures are open to the public and subject to an annual update. This is similar to the disclosure required of members of the provincial legislature.
- removing from the individual the burden of having to bring legal action under the Local Government Disclosure of Interest Act, through the appointment of a Local Disclosure Commissioner who can investigate and initiate legal proceedings if appropriate.

## Conclusion

The province has recognized that there must be local control over planning in Ontario. The new legislation on planning reforms represents a recognition that planning is a partnership between municipalities and the province. It is also a recognition that Ontario municipalities have the capabilities and the strengths to plan well.



# Protecting the Environment

## Introduction

During the public consultation carried out by the Commission on Planning and Development Reform, strong voices were raised across Ontario on the need for effective policies for protecting our natural environment. Through the planning reforms now put in place by the Government of Ontario, environmentally sound development is promoted by means of clear policy statements and legislation that integrate social, cultural, economic and environmental values.

The cornerstone to this new approach to land use planning is the comprehensive set of broad, integrated provincial policies that provide vision and leadership for the long-term benefit of society and the environment.

Settlement and development in many parts of the province have degraded natural systems. The goal of the provincial policies incorporated into Ontario's new planning system is to protect the quality and integrity of ecosystems, including air, land, water and biota, and to encourage restoration to healthy conditions where that quality has been diminished.

## Clear, Strong Provincial Policies

The comprehensive set of policy statements issued under the Planning Act include clear provincial priorities regarding the environment. These are policies that protect water quality and quantity; restrict development in certain significant natural heritage features; preclude development in extremely sensitive natural heritage areas such as ravines and wetlands; and permit a limited amount of development in other natural heritage areas.

These policies contribute to better protection of the environment in both direct and indirect ways.

- Goal A, "Natural Heritage, Environmental Protection and Hazard Policies," relates directly to the protection of the environment. Goals 1 and 2 generally address the protection of the quality and the integrity of ecosystems, including air, water, land and biota. More specifically, a number of key natural features such as woodlands, valley corridors, water systems, habitat areas, and wetlands, which contribute to overall ecosystem health, are to be protected. The strong environmental protection provided by the Wetlands policy, issued in 1992, is



maintained in Goal 2. Goal A3 restricts development in areas where natural or other hazards to human health and safety may result.

- Goal B, "Economic, Community Development, and Infrastructure Policies," has a less direct but equally important relation to the environment. These policies help improve overall ecosystem health by requiring better management of growth and change. They help foster communities that are socially, culturally, economically and environmentally healthy, and that make efficient use of land, new and existing infrastructure, and public services and facilities. More specifically, the environment will benefit from policies calling for intensification and compact urban form in settlement areas; the efficient provision of infrastructure such as public transit; the reduction of potentially negative environmental effects (such as noise, odour, and other contaminants) of development within and outside settlement areas; and the separation or buffering of incompatible land uses.
- Goal C, "Housing Policies," supports intensification and encourages the use of alternative development standards which facilitate compact urban form and efficient use of land. These policies are intended to ensure that opportunities are provided in every municipality in Ontario for the creation of affordable housing that is environmentally appropriate and adequate for all households. This means that new housing projects and proposals must meet the environmental requirements set out in the other policies in the comprehensive set of provincial policy statements.
- Goal D, "Agricultural Land Policies," protects our agricultural land base by reserving prime areas (i.e., Class 1 to 3 soils) for farming and other agricultural uses for the benefit of existing and future generations. Other uses may be permitted in prime areas, but only if they meet the Goal B environmental protection policies (e.g., extensions of settlement areas); go through an environmental assessment process (e.g., new infrastructure); or are followed by rehabilitation so that the same area and soil quality for agriculture are restored (e.g., aggregate extraction). New development and livestock operations must comply with a minimum-distance separation requirement to ensure environmental compatibility.
- Goal E, "Conservation Policies," promotes the wise use and conservation of our renewable and non-renewable energy sources. These new policies call for reuse, reduction and recycling, and for the planning of our communities to promote the most efficient modes of transportation, giving priority to low-polluting, energy-efficient travel such as transit, bicycling and walking. Conservation of our built environment is also encouraged through renovation and the reuse and recycling of building materials. Provision should also be made for efficient waste management systems that meet provincial environmental standards.



- Goal F, “Mineral Aggregate, Mineral and Petroleum Resources Policies,” protects the province’s key non-renewable resources for current and future extraction, in an environmentally sound manner, to benefit all Ontarians now and in years to come. These new policies on mineral and petroleum resources ensure that existing operations and resource areas won’t be impacted adversely by incompatible uses. Environmental concerns regarding the operation of pits, quarries, mines and oil wells are addressed by existing legislation, such as the Aggregates Act and the Mining Act. The new policies, and the incorporation of the Mineral Aggregate Resources Policy Statement (MARPS) into the comprehensive set of statements, deal with after-uses and rehabilitation. Thus, environmental concerns related to matters such as water quality and quantity can be addressed more effectively following commercial extraction.

## New Planning Legislation

The amendments to the Planning Act provide a comprehensive policy and regulatory framework for integrating environmental concerns in land use planning, taking into account economic and social considerations.

- One of the most important legislative changes requires that a municipality’s plans “be consistent with” provincial policy statements. This requirement provides a strong mechanism for implementing these policies, but still ensures a level of flexibility that allows for local considerations and objectives. The consequences of the policy statements and the “be consistent with” requirement are that the new planning system is policy-led. There will still be disputes over what is appropriate land use, but the disputes should occur at the policy development stages, like official plans, not over development approvals. Any disputes that cannot be resolved can be referred to the Ontario Municipal Board.
- The new “purpose” section in the Planning Act provides greater clarity and direction to decisions made under the Act. This new section is general, but sets out for the first time in Ontario what the Act is intended to do (including the promotion of sustainable economic development in a healthy natural environment within the broad provincial policy direction set out in the policy statements and by the means provided in the Act).
- **Mandatory contents** will be stipulated for all upper-tier official plans. The specific details are to be set out by regulation, and include matters relating to environmental protection, such as planning for water resources on a watershed basis.



- An optional planning process is to be provided by regulation which provides municipalities with a detailed set of contents and processes for the comprehensive planning of land use, infrastructure, and other matters. This process builds in public consultation mechanisms and considerations such as alternatives and mitigation of environmental effects. It is intended that municipalities that choose to use this process will end up with a product which fulfils some of the key requirements of infrastructure planning under the Environmental Assessment Act. It also has the added potential for combining land use planning and environmental processes, thus saving time and money.
- Environmental Impact Statements (EISs), which are part of the implementation of the policies, must be prepared for new developments in or adjacent to certain significant natural features. This requirement, which was introduced in the Wetlands Policy Statement, is now included in several of the policies relating to environmental protection. An EIS will outline the environmental effects that might be expected to occur as a result of a proposed development, and give alternative methods and measures for mitigating such impacts in order that the proposed development may go ahead on land adjacent to protected natural features.
- Monitoring provisions, to be included in municipal official plans and in individual EISs, will help to keep track of environmental conditions and cumulative effects of development on a continuous basis. This will facilitate timely and effective mitigative action to avoid potential negative impacts.
- Tree cutting control is provided through an amendment to the Municipal Act for municipalities with a population over 10,000
- A voluntary municipal septic system inspection program is available through an amendment to the Environmental Protection Act. Regulations will be developed to implement this provision.
- Better control of site alteration is provided by amendments to the Municipal Act which enable municipalities to protect certain physical and natural areas. Local councils will be able to pass by-laws for certain types of site alteration, such as grading and the dumping of fill.
- An improved Ontario Planning and Development Act enables efficient provincial planning and effective plans for geographic areas of provincial interest, including areas of specific environmental and natural heritage importance, such as the Oak Ridges Moraine.



## More Meaningful Public Involvement

Changes made to the Planning Act enable early public participation in the planning process. These changes will result in faster and better decisions on development projects made at the local level. Specifically, from an environmental perspective, this means that concerns related to wetlands, water quality or other environmental values can be identified and addressed earlier in the process, before other often irrevocable actions have been taken.

In keeping with the thrust for more meaningful public involvement in planning, the approval authority for plans of subdivision can now require the affected municipality or planning board to hold the required public meeting on a proposed subdivision. The local body would then give the required notice of the public meeting.

## Conclusion

The consequences of these changes in policy and legislation are to strengthen ecosystem planning. This is a vast improvement over previous practices and makes Ontario one of the leading jurisdictions in the protection of the environment.



# Streamlining the Planning Process

The government is committed to streamlining the planning system in a number of different ways.

The public, the development industry and Ontario municipalities told the province that the planning process must be made faster and more efficient. The previous system was too cumbersome and complicated, and decisions on what development should take place and where it should go took far too long.

We cannot continue to support a costly and inefficient land use planning system. The impact of delayed decisions amounts to millions of dollars of delayed economic activity and potential employment.

As a result, the government has brought forward a package of planning reforms that:

- makes legislative changes to streamline the municipal and provincial land use planning processes;
- establishes strong provincial policies integrating the environment, the economy and social considerations;
- empowers local decision-making and makes it more accountable.

## Benefits

The new system is more predictable, because developers and citizens know up front what the provincial policies are. They also have detailed official plans of municipalities to guide them. The result will be a reduction in the number of disputes over land use planning issues.



## Legislative Change

The changes to the Planning Act bring about a number of streamlining measures. The new legislation sets a framework in which municipal and provincial decision-makers can make more timely decisions within specific timeframes.

### *Official Plan Amendments (OPAs)*

In the OPA process, there used to be no limit to the time an applicant could be caught up in the planning system. In the new system, the approval authority has five months at most to make its decision, unless the matter has to be decided by the OMB. (See Figure 1 for more details.)

Municipalities are required to give notice of a public meeting within 90 days of receiving a private official plan amendment request, or the applicant is able to take the application directly to the approval authority.

### *Plans of Subdivision*

For plans of subdivision, the approval process used to have no time limit. A maximum of six months is now allowed for decisions. These decisions could be made simultaneously with the decision-making process for OPAs. (See Figure 2 for more details.)

The approval authority is permitted to waive the notice requirement for minor changes to the conditions of draft approval for plans of subdivision and consents.

The province is preparing a regulation which will enable municipalities to remove allocations from draft approved plans of subdivision that are not proceeding and to give them to other subdivisions that will proceed more quickly.

Municipalities (and the province, where it approves a plan of subdivision) are permitted to let draft approval lapse within a specified period. This allows sewer and water to be allocated to developments ready to go ahead. Under the old legislation, the timeframe was not specified; now municipalities can at least decide what the timeline will be (with a minimum of three years), so that developers have some certainty within which to plan.



### ***Minor Variances***

Minor variances (new porches, lot line changes, etc.) can still be referred to the OMB if a local decision is disputed.

### ***Ontario Municipal Board***

The role of the OMB is fundamental to a streamlined planning system. A fast and effective decision-making process at the provincial and municipal levels should assist the OMB in dealing with appeals on planning and development applications.

First of all, by using alternative dispute resolution techniques, local councils will be able to resolve matters that might otherwise have been referred to the OMB. The OMB also has expanded powers to dismiss appeals without a hearing where concerns are without merit.

This gives the OMB the ability to deal more quickly with the more substantial cases it must hear. The OMB is also implementing other streamlining measures under the legislative changes to the Ontario Municipal Board Act.

### ***Development Permit System***

Municipalities will be able to adopt a development permit system for a defined area in a municipality or for the whole municipality, and will be able to delegate the issuance of development permits to staff.

This means that municipal councils will not have to decide on individual development applications. This process can resolve detail in a speedy manner, help tailor development to the conditions and peculiarities of the site on which it is located, and ensure that public objectives are met. Public involvement in the development permit system is at the official plan policy stage.

The province is developing Regulations to bring this system into effect.

### ***Comprehensive Planning Process***

The previous provisions of the Planning Act did not require that municipalities, in preparing official plans, consider alternatives or address economic, social, or environmental issues and infrastructure planning. Municipalities doing infrastructure planning must now address these issues under the Environmental Assessment Act.

An alternative will be provided so that municipalities may choose to follow one single process that will address both planning and environmental issues and save time and money.



### ***Mandatory Plan Contents***

The province is relying increasingly on municipal official plans to implement provincial policies. Appropriate contents and scope of official plans will be set out by regulation. This provides more certainty and direction.

### ***Complete Application***

Municipalities and planning boards may require a person or public body that requests an amendment to the official plan to provide prescribed information and material that the council or planning board may require. This is called a “complete application”. An application may be refused for further consideration if the prescribed information and material is not provided and the application is therefore not complete.

### ***Planning in Northern Ontario***

Planning Boards in Northern Ontario have been strengthened and given increased authority to make local decisions on development applications. In the previous system, development was controlled through a Minister's Zoning Order, which meant all approvals were ultimately made by the Ministry of Municipal Affairs.

In the new system, all zoning responsibility, including administration, enforcement and all approvals, is transferred to Planning Boards.

### ***Conveyance of Land for Park Purposes***

Under the previous system, some municipalities were double-charging developers for land donated for parkland purposes. The new legislation makes it clear that there is only one dedication of parkland, unless the proposal for development is changed.

### ***Alternative Dispute Resolution Provisions***

Municipalities, developers, neighbours and provincial ministries are often involved in disputes which are appealed or referred to the OMB. A hearing can sometimes take many months to schedule and can cost the participants a considerable sum of money. Informal dispute resolution techniques can be highly successful at the local level.

Widespread opportunities for alternative dispute resolution are encouraged through a permissive clause in the Planning Act.



**A New Ontario Planning and Development Act**

A new Ontario Planning and Development Act has been enacted to streamline planning for creating and amending provincial plans. (One example of a current provincial plan is the Parkway Belt West Plan.)

The process for creating provincial plans has been shortened, as has been the process for amendments to plans. The previous process for amending such plans was extremely costly, lengthy, and frustrating for the applicant. The shortened process still allows ample opportunity for public input. All applications currently before the ministry will now be processed under the new legislation.

These changes provide an effective provincial planning tool for areas of provincial interest. As well, they will be used to process amendments to the Parkway Belt West Plan quickly, resulting in the release of public and private lands which are no longer needed for public purposes. This increases opportunities for economic development and job creation.

**Lakes and Rivers Improvement Act**

A provision has been added to this Act to allow the Ministry of Natural Resources to delegate to a conservation authority and municipality the approval authority for the works that may forward, hold back or divert water within the channel of a river, creek, stream or water course.

## Administrative Change

The groundwork for the new legislation was laid by a number of earlier innovations.

### *Reducing the Backlog*

The Ministry of Municipal Affairs has taken concerted action to reduce planning application backlogs that are holding up development decisions. Substantial success has been achieved in this area.

### *Improving Incoming Information*

The Ministry of Municipal Affairs, as lead ministry, has begun to take on a stronger role as adviser and provider of information on planning matters.

An example is the "Guide to Provincial Planning Applications," which the ministry issued in conjunction with industry to help the government and developers save time and money on planning approvals.

Increasingly, clients are seeking assistance in working out the critical issues and potential disputes that they must address before making an application. The earlier this is done in the application process, the more likely it is that the end product will meet provincial and local policy requirements. The system is moving toward more and more work "up front."

### *Internal Efficiencies and Improvements*

Various ways are being tested to reduce the circulation of applications among different review agencies for comment. This concept has been called the "one-window approach."

Another initiative in this area concerns the dispute resolution capacity of the Office of the Provincial Facilitator. The Office has had a 75 per cent success rate in resolving these issues, through a variety of means.



### *Reducing Delays at the Ontario Municipal Board*

Innovations and system changes are being tested that could alleviate caseloads at the OMB and reduce delays in hearing times.

One approach is to make better use of alternative dispute resolution techniques before selected appeals to the OMB reach the formal hearing stage, thereby heading off costly and time-consuming hearings.

OMB mediation experiments have been extremely successful in that 30 per cent of cases are withdrawn and another 60 per cent result in short hearings. The average cost to the OMB per mediated case is one-half the cost of an equivalent hearing.

Another measure is the introduction of case management on a trial basis in part of Eastern Ontario. Under this approach, Board members and staff will be assigned to one area instead of operating in all parts of the province, as is now the case. This should speed up the process because members will quickly accumulate a knowledge of the area and its official plans and by-laws, as well as the major players.

Timetables will also be introduced as part of the case management experiment. Hearing dates will be set at the beginning of a case, and involved parties will be informed that no adjournments will be allowed unless there is a very good reason. Any cases that are adjourned will be taken off the active list.

The OMB is also producing a hearings guide to inform ratepayers and others about the hearing process and what it entails. The guide will also explain the requirements for a complete application, since incomplete files account for the greatest percentage of backlogged cases.

## **Conclusion**

These innovations in the planning process and delivery of information have only just begun. The government intends to focus on efficient delivery and excellent customer service in the implementation of Ontario's planning reforms.

# Timeframes Make the System Faster

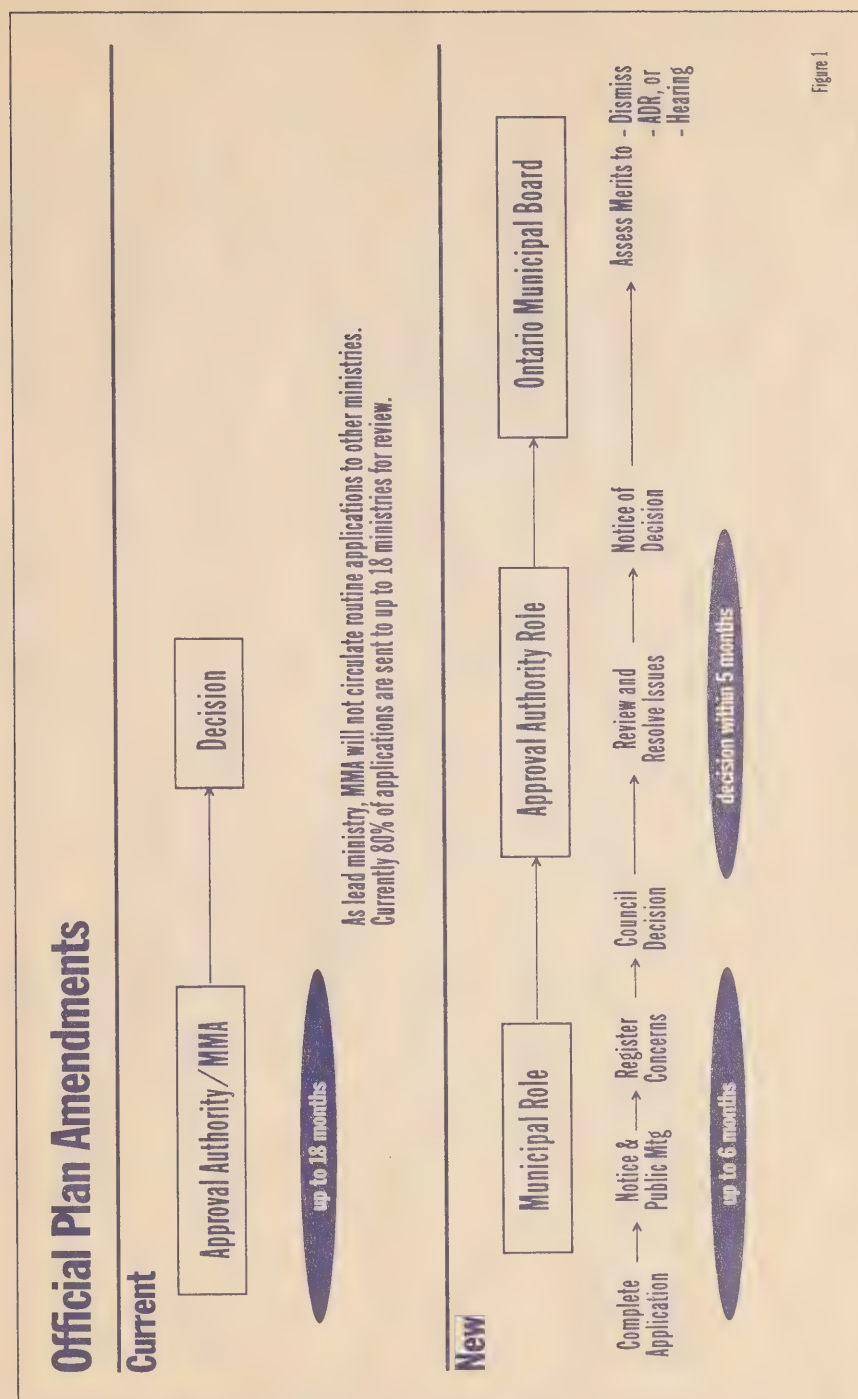


Figure 1

Figure 1



## Timeframes Make the System Faster

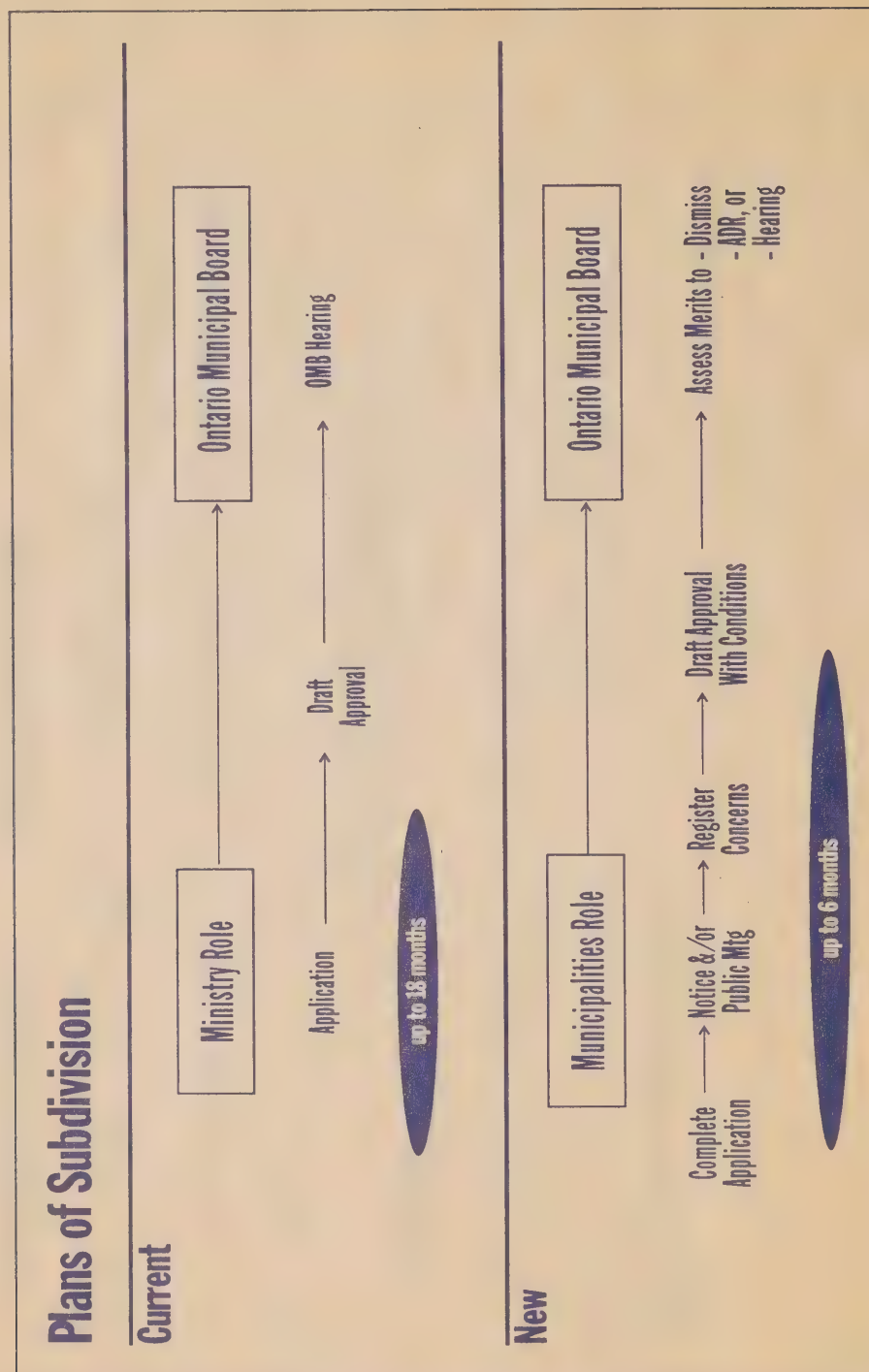


Figure 2

# Conclusion

The reforms to the planning system put in place by the Government of Ontario represent major changes to the way planning is carried out in this province. We are confident that these reforms not only lay the groundwork for innovation in the planning process. They will also help us to achieve many of the environmental, economic and social goals of the people of Ontario.

But these goals will be reached only if all of the people involved in the planning process – politicians, planners, developers, landowners, environmentalists, and community activists – work hard to make it happen.

The future of planning in this province rests in the hands of all of us. Together, we must make sure that it becomes a reality, as we move into the new century.

















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